

## Legal Description: GRAHAM RANCH Block 3 Lot 11 Jurisdictions: CITY OF N RICHLAND HILLS (018) **TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) BIRDVILLE ISD (902)** State Code: A Year Built: 2017 Personal Property Account: N/A Agent: THE RAY TAX GROUP LLC (01008) Notice Sent Date: 4/15/2025

Protest Deadline Date: 5/24/2024

Site Name: GRAHAM RANCH 3 11 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 3,890 Percent Complete: 100% Land Sqft\*: 12,659 Land Acres\*: 0.2906 Pool: N

### +++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

# **OWNER INFORMATION**

**Current Owner:** SHARIF MOHAMMAD

**Primary Owner Address:** 6863 FOUR SIXES RANCH RD NORTH RICHLAND HILLS, TX 76182

07-26-2025

Address: 6863 FOUR SIXES RANCH RD **City: NORTH RICHLAND HILLS** 

Georeference: 15927-3-11 Subdivision: GRAHAM RANCH Neighborhood Code: 3M070H

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LOCATION

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This map, content, and location of property is provided by Google Services.

# **PROPERTY DATA**

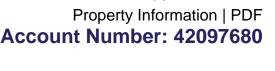
Notice Value: \$632.105

Deed Date: 10/20/2017 **Deed Volume: Deed Page:** Instrument: D217247698

Latitude: 32.8721978391 Longitude: -97.2325758581

TAD Map: 2078-436 MAPSCO: TAR-037V

Site Number: 800009133



**Tarrant Appraisal District** 



Previous Owners	Date	Instrument	Deed Volume	Deed Page
EIS CONSTRUCTION INC	12/29/2016	<u>D217002039</u>		
L C H HOLDINGS LLC	2/11/2016	<u>D216031872</u>		
OUR COUNTRY HOMES INC	2/11/2016	D216031751		

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$419,818	\$123,505	\$543,323	\$543,323
2024	\$508,600	\$123,505	\$632,105	\$520,300
2023	\$513,297	\$123,505	\$636,802	\$473,000
2022	\$306,495	\$123,505	\$430,000	\$430,000
2021	\$350,000	\$80,000	\$430,000	\$430,000
2020	\$350,000	\$80,000	\$430,000	\$430,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

# **EXEMPTIONS / SPECIAL APPRAISAL**

### • HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.